

# \$172,000 - 308 9985 93 Ave, Fort Saskatchewan

MLS® #E4419566

**\$172,000**

2 Bedroom, 2.00 Bathroom, 990 sqft  
Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Welcome Home! 2 bedroom, 2 bath, top floor unit in Hanford house, Fort Saskatchewan. Open concept living room and dining area with a spacious covered patio. Master suite has a walk through closet to your full, 4 piece ensuite! Lastly we have the good sized second bedroom and another 4 piece bathroom! Large In suite laundry/storage room. Walking distance to parks and schools, pool and golf nearby! Quick access to highway 21, shopping, groceries and all amenities. Coming At Just under 1000 square feet, this is a larger unit, and one of the nicer layouts in the building! Quiet, 45+ complex with a great little building community and social room!

Built in 1990

## Essential Information

MLS® #	E4419566
Price	\$172,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.00
Year Built	1990
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style Single Level Apartment  
Status Active

### Community Information

Address 308 9985 93 Ave  
Area Fort Saskatchewan  
Subdivision Sherridon Heights  
City Fort Saskatchewan  
County ALBERTA  
Province AB  
Postal Code T8L 1N5

### Amenities

Amenities No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms, Storage-In-Suite  
Parking Stall

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer  
Heating Hot Water, Natural Gas  
# of Stories 3  
Stories 1  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Wood, Stone, Vinyl  
Exterior Features Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed January 29th, 2025  
Days on Market 73  
Zoning Zone 62  
Condo Fee \$630

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 12th, 2025 at 10:02am MDT